

ACCESS STATEMENT

24th SEPTEMBER 2008

CONTACT DETAILS

APPLICANTS DETAILS

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AGENT DETAILS

NAME : J + J BOLCHOVER ARCHITECTS

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DESCRIPTION OF DEVELOPMENT

PROPOSED RENOVATION & EXTENSION OF EXISTING DWELLING HOUSE'S TO FORM THREE INDIVIDUAL DWELLINGS.

DESIGN STANDARD FOLLOWED

APPROVED DOCUMENT PART M (2004) & BS8300 (2001).

PHILOSOPHY & APPROACH

TO PROVIDE ACCESS TO COMPLY WITH BUILDING REGULATIONS PART M.

KEY ACCESS ISSUES OF THE DESIGN

THE SITE IS CURRENTLY ACCESSED FROM NORTH LANE VIA AN UNSURFACED TRACK ROAD, WHICH LEADS TO AN UNSURFACED COURTYARD SPACE, THAT CURRENTLY PROVIDE PARKING & AN AREA TO TURN VEHICLES. THE ACCESS WILL REMAIN AS EXISTING & THE TRACK WILL BE SURFACED WITH GOLDEN GRAVEL, DWG H107/303 SHOWS THE ACCESS WITH A TURNING CIRCLE IN THE CURRENT COURTYARD. ADDITIONALLY STONE ALONE GARAGES ARE PROPOSED WITH ONE PROVIDED FOR EACH DWELLING WHICH WILL PROVIDE OFF STREET PARKING FOR THE DWELLING RESIDENTS.

THE ENTRANCE TO THE PORPOSED DWELLINGS IS FROM THE COURTYARD SPACE, DWELLINGS ONE & TWO ARE SET ON THREE LEVELS, LOWER GROUND, GROUND & FIRST WHILE DWELLING THREE HAS TWO LEVELS LOWER GROUND & GROUND. ENTRANCES LEAD INTO HALLWAYS WITH A CLOAKS WC ACCESSABLE AT GROUND LEVEL, THE GROUND FLOORS GENERALLY COMPRISE OF KITCHEN, LIVING DINING ROOM SPACES, DWELLING THREE HAS AN ADDITIONAL BEDROOM TO THE REAR. STAIRS FROM THIS LEVEL LEAD ONTO LOWER GROUND OR FIRST FLOOR, FIRST FLOOR IN DWELLING ONE & TWO HAVE BEDROOMS & EN-SUITES, LOWER GROUND IN ALL DWELLINGS HAVE BEDROOMS, EN-SUITES & BATHROOMS WITH AN ADDITIONAL OUTDOOR COURTYARD SPACE WITH EXTERNAL STEPS LEADING TO GROUND LEVEL.

SOURCE OF ADVICE AND CONSULTATION

CURRENT BUILDING REGULATIONS

NATURE AND IMPACT OF ENVIRONMENTAL CONSTRAINTS

N/A

WHAT STEPS HAVE BEEN TAKEN TO ENSURE THIS INFORMATION IS MADE AVAILABLE TO BUILDING OCCUPIERS

COPIES OF PLANNING APPLICATION HAVE BEEN ISSUED TO THE CLIENT.

ADDITIONAL MATERIAL INFORMATION

PLEASE REFER TO PLANNING DRAWINGS H107 / 300 - 307 INCLUSIVE.